

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8712 President & Directors Georgetown College, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 10, 1966

ORDERED:

That the appeal for permission to establish accessory off-street parking spaces in front of Georgetown School of Nursing building at 3800 Reservoir Road, NW., parcel 28/38 and 28/41, near square 1307, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-3 District.
- (2) It is proposed to establish off-street parking to accommodate 91 cars in front of St. Mary's Hall (the nursing school).
- (3) The proposed parking is in excess of that required and is designed to serve the future needs of the University.
- (4) Parking computations for the University show that off-street parking provided is now 1,722 spaces of which 1,660 are required.
- (5) The design for the parking area calls for it to be depressed below the existing embankment along Reservoir Road. The top of the embankment will be treated with screening, and access to the parking area will be controlled by a one-way entrance west of the parking area and a one-way exit east of the parking area.
- (6) The proposed parking use, as shown in the plans, is in harmony with the intent and purpose of the Zoning Regulations and will not tend to create dangerous or other objectionable traffic conditions.

(7) The Department of Highways and Traffic offers no objection to the granting of this appeal and states in its report: "The existing off-street parking lots located on Georgetown College campus have created no traffic problems on Reservoir Road. We, therefore, believe that the establishment of this accessory parking lot should not have an adverse affect on movement at this location, but should aid in relieving the parking situation in the area.

"This should not be taken as our approval of, or concurrence in, the master plan as submitted. It should be further understood that this does not at this time include either approval or rejection of the proposal to close or to construct driveways on Reservoir Road."

(8) The National Capital Planning Commission recommends approval of the appeal. The Commission "finds that the proposed use is in keeping with the University's proposed development plan. The Commission is of the opinion that the proposed depressed parking area with its wall and landscaping will provide a better environment for the residences across the street than does the existing parking area."

(9) Opposition to the granting of this appeal was registered at the public hearing. The record contains six (6) letter and petition signed by thirty-two residents of the neighborhood in opposition. Burlieth Citizens Association, the Progressive Citizens of Burlieth, and the Federation of Citizens Associations of the District of Columbia oppose the granting of this appeal.

OPINION:

It is the opinion of the Board that the use of the proposed area for parking will create no dangerous or otherwise objectionable traffic conditions that the present character and future development of the neighborhood will not be adversely affected, and that the parking is reasonably necessary and convenient for the uses it is designed to serve.

The Order shall be subject to the following conditions:

- (1) All areas devoted to driveways, access lanes and parking areas shall be paved with materials that form an all-weather impervious surface.

- (2) Appellant shall keep the parking area and adjoining area free from refuse and debris, and all landscaping shall be maintained in a healthy, growing condition and in a neat and orderly appearance.
- (3) Any lighting used to illuminate the parking lot shall be so arranged that all direct rays of light are confined to the surface of the parking lot.
- (4) No parking covenant shall be required as the parking is in excess of that required by the Zoning Regulations and is located in appellant's property.
- (5) The parking lot shall be constructed in accordance with the drawings (Exhibits No. 1 and 10) on record and approved by the Board on May 31, 1966.